



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, November 28, 2005

Time: 6:00 P.M.
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. **Communications, Bills, and Expenditures: January meeting date (conflict with Council)**
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**
 - 1h. **Ritz Charles, Reception Tent**
The applicant seeks the following use variance approval:
Docket No. 05090023 UV ZO Chapter 23B.03 permitted uses
The site is located at 12156 N Meridian St. and is zoned S2/Residence & B6/Business within the US 31 Overlay. Filed by Dave Coots of Coots Henke & Wheeler for Ritz Charles.
 - 2-5h. **~~TABLED Baby Tracts, lots 20-21—St. Mary & St. Mark Coptic Orthodox Church~~**
~~Petitioner seeks special use approval to expand the church parking lot.~~
~~**Docket No. 05090019 SUA** Chapter 9.02.A special use expansion~~
~~**Docket No. 05090020 V** Chapter 23E.07.C.1 parking in front yard~~
~~**Docket No. 05090021 V** Chapter 23E.07.C.2 no parking lot curbing~~
~~**Docket No. 05090022 V** Chapter 9.04.03.F over 35% lot coverage~~
~~The site is located at 800 E 110th Street and is zoned R-3/Residence within the Home Place District. Filed by Robert Epstein of Epstein, Cohen, Donahue, Mendes.—~~
 - 6h. **Old Town Apartments, Robinson**
Petitioner seeks special use approval for a three-unit, multi-family use.
Docket No. 05100009 SU Chapter 16.02.A Special Use
The site is located at 740 N Range Line Rd. and is zoned B-5/Business within the Old Town Overlay- Character Subarea.
Filed by Bill Wendling of Campbell Kyle Proffitt for Pat Robinson.
 - 7h. **Carmel/Clay Schools, Soccer Fields at River Rd**
The applicant seeks a special use approval amendment for sports fields and parking:
Docket No. 05100011 SUA Chapter 5.02 Special Use in S-1 Zone
The site is located at the northwest corner of River Rd and 126th Street. The site is zoned S-1/Residence-Low Density and is within the Special Flood Hazard Zone.
Filed by George Zboyovsky of Paul I Cripe for Carmel/Clay Schools.

8-12h. West Carmel Marketplace - Home Depot

The applicant seeks the following development standards variances:

Docket No. 05100019 V	ZO Chapter 25.07.02-09(b)	number of signs
Docket No. 05100020 V	ZO Chapter 25.07.02-09(b)	signage oriented west
Docket No. 05100021 V	ZO Chapter 25.07.02-09(c)	sign square footage
Docket No. 05100022 V	ZO Chapter 23C.10.02(2)	foundation plantings
Docket No. 05100023 V	ZO Chapter 23C.09.D	façade projections/recessions

The site is southeast of 99th St. & Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Home Depot.

13-16h. West Carmel Marketplace - Retail Shops

The applicant seeks the following development standards variances:

Docket No. 05100025 V	ZO Chapter 25.07.02-09(b)	number of signs – Best Buy
Docket No. 05100026 V	ZO Chapter 25.07.02-09(c)	sign square footage – Best Buy
Docket No. 05100027 V	ZO Chapter 3.07	ID sign definition (logo %) – Best Buy
Docket No. 05100028 V	ZO Chapter 25.07.02-09(b)	building signage oriented west

The site is at 9901 N Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Duke Construction, LP.

17h. MMTAT - Mobile Testing Center

The applicant seeks the following use variance approval:

Docket No. 05100039 UV ZO Chapter 13.01 permitted uses

The site is located at 13090 N Pennsylvania St. and is zoned B2/Business within the US 31 Overlay. Filed by Bob Penaloza of MMTAT.

I. Old Business.

1i. ~~WITHDRAWN Nathan Hawkins Addition, lot 5 – Bob Wilson Consulting~~

~~The applicant seeks the following development standards variance:~~

~~**Docket No. 05090013 V ZO Chapter 23D.03.A.1(a)(iii) over 70% lot coverage**~~

~~The site is located at 210 N Range Line Rd. It is zoned B-1/Business and is within the Old Town Overlay. Filed by Penny Pruett for Bob Wilson Consulting.~~

J. New Business.

K. Adjourn.